

033.0

Map

0001

Block

0023.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 729,900 /

USE VALUE: 729,900 /

ASSESSed: 729,900 /

Total Card /

Total Parcel

729,900

729,900

729,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		BROADWAY, ARLINGTON

OWNERSHIP

Owner 1:	HANSEL ELIZABETH &
Owner 2:	KITTS DEBORAH
Owner 3:	
Street 1:	53 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SANE RAJAY J -
Owner 2:	-
Street 1:	53 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,005 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1847 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6005		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					432,109						432,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6005.000	297,800		432,100	729,900
Total Card	0.138	297,800		432,100	729,900
Total Parcel	0.138	297,800		432,100	729,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	395.22	/Parcel:	395.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,800	0	6,005.	432,100	729,900	729,900	Year End Roll	12/18/2019
2019	101	FV	258,300	0	6,005.	459,100	717,400	717,400	Year End Roll	1/3/2019
2018	101	FV	258,300	0	6,005.	334,900	593,200	593,200	Year End Roll	12/20/2017
2017	101	FV	258,300	0	6,005.	291,700	550,000	550,000	Year End Roll	1/3/2017
2016	101	FV	258,300	0	6,005.	248,500	506,800	506,800	Year End	1/4/2016
2015	101	FV	252,800	0	6,005.	243,100	495,900	495,900	Year End Roll	12/11/2014
2014	101	FV	196,100	0	6,005.	199,800	395,900	395,900	Year End Roll	12/16/2013
2013	101	FV	196,100	0	6,005.	190,100	386,200	386,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANE RAJAY J,	63609-262		5/14/2014		515,000	No	No		
SANE RAJAY,	56494-395		2/22/2011	Convenience	99	No	No		
SIRA ALFONSO R/	49882-1		8/1/2007		371,000	No	No		
BENINCASA LUCIE	44648-516		2/16/2005		355,000	No	No		
	9008-7		1/1/1901	Family		No	No		N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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SANE RAJAY,	56494-395		2/22/2011	Convenience	99	No	No		
SIRA ALFONSO R/	49882-1		8/1/2007		371,000	No	No		
BENINCASA LUCIE	44648-516		2/16/2005		355,000	No	No		
	9008-7		1/1/1901	Family		No	No		N

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2015	819	Wood Dec	4,000		6/25/2015			Construct deck as
6/10/2015	655	Siding	19,000		6/10/2015			Replace vinyl sidi
10/15/2010	2132	Redo Bas	27,000					BATH&LAUNDRY RM/FI
9/30/2005	902	Redo Kit	20,000	C		G7	GR FY07	& REDO BTH, CEILIN
9/2/2005	799	Re-Roof	4,975	C		G7	GR FY07	STRIP & REROOF

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2015	819	Wood Dec	4,000		6/25/2015			Construct deck as
6/10/2015	655	Siding	19,000		6/10/2015			Replace vinyl sidi
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9/2/2005	799	Re-Roof	4,975	C		G7	GR FY07	STRIP & REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
4/17/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
8/15/2005	MLS	HC	Helen Chinal
3/14/2000	Inspected	264	PATRIOT
2/17/2000	Measured	264	PATRIOT
8/9/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	22647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	18:03:52

LAST REV

Date	Time
07/12/16	09:43:26
ekelly	
2703	

Total AC/HA: 0.13786

Total SF/SM: 6005

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 432,109

Spl Credit

Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

